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San Ramon General Plan 1971

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Contra Costa County, California

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San Ramon General Plan 1971

prepared by
Contra Costa County Planning Department
Martinez, California

adopted by
Contra Costa County Planning Commission
August 3, 1971

adopted by
Contra Costa County Board of Supervisors
November 23, 1971

County pl. Contra Costa
City pl. San Ramon

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Location Map

General Plan Function

This is a revised General Plan for the San Ramon Area. The first general plan for this area was approved in 1955 with complete reviews having taken place in 1958 and 1965. This revised general plan attempts to cope with such issues in a manner which will foster the welfare and safety of the Area's people as a whole. This plan indicates the way toward an orderly, efficient, and beautiful physical environment for Area 4.

The General Plan is long range. This is desirable in that distant objectives can be aligned in a single direction. Immediate and pressing needs of the community can be brought into harmony with long range objectives.

This plan is general and is concerned with main ideas and larger issues; with major policies and proposals. It is schematic. Proposals are made for approximate location of the major road system, land uses, and the amount of space required for the various uses of land.

General Plan Function

This plan is intended to serve as a framework of policy through which the physical development of the area can be guided. From time to time, as growth continues, factors will change, just as they have in the past. Periodic review and reassessment of the general plan is, therefore, vital to the orderly development of the community. It, therefore, is intended to be and must be considered as being a flexible document that allows for periodic review. In order that the General Plan maintain its currency, it should be completely reviewed within two year periods, if not annually.

Within the next two years the County Land Use & Transportation Study will have sufficiently developed so that a fully comprehensive review of this area plan could take place and is, therefore, scheduled to take place.

Basic Policies

The General Plan for the San Ramon community reflects not only the natural and locational characteristics of the planning area, but the wants and needs of its people as well.

Objectives for Community Development

A Integrate the development of San Ramon with the development of the County as a whole as part of County General Plan.

B Provide the people of the Planning Area with general land use and circulation recommendations to guide physical development in an orderly manner toward a population of approximately 65,000 persons.

C Discourage haphazard growth which is inefficient and costly in the long run and encourage good urban design for the physical, social and economic well being of the people of the planning area.

Basic Policies

D Stimulate citizen awareness of and participation in the development of their community.

E Assist property owners, citizen groups and public bodies in making decisions concerning land use, zoning changes and subdivision design.

F To indicate to public agencies and other interested bodies the areas of anticipated development to which their facilities or service would extend.

G To develop a balanced community in terms of land use allocations.

H To encourage the preservation of the natural environmental beauty of the valley and its encompassing hills.

Basic Policies

Principles for Community Development

A Develop the character of San Ramon as one of predominantly single family residential and to provide multiple residential of suitable density and location. To offer a range of densities in order to have a variety of family sizes and income levels.

B Identity of the San Ramon Central area as an attractive and functioning area adequate in size and variety of services to provide for future needs. To centralize shopping area with proper off-street parking.

C Separate local and through traffic and plan for a safe and efficient circulation system.

D Urge community action to create and maintain community and neighborhood recreation area.

Circulation

Interstate 680 provides the main through traffic route which would connect important county, regional and state-wide centers.

Thoroughfares leading to and from as well as within the planning area include Dougherty Road, San Ramon Valley Boulevard, Crow Canyon Road and extensions of these.

Community collector roads will bound each neighborhood and will connect neighborhoods with each other, to community facilities and to major thoroughfares.

Land Use

This General Plan proposes that sufficient space is allocated to provide an efficient pattern of private land uses with a minimum of incompatabilities and conflicts. A growing population requires additional public community services and facilities such as schools, fire stations, recreation areas, libraries, sewerage and water service, and flood control facilities as well as circulation and transportation.

The residential areas are proposed in a variety of densities, appropriate to the character of the area. Residential areas are proposed in low, medium, high and multiple densities.

Low density single family areas encourage development at a density of approximately 2 families per acre. Low density areas are generally located in outlying areas, on land inconveniently located with respect to transportation and other local and regional facilities, or on land which demands heavy capital outlay to serve intense use.

Land Use

Medium density single family areas stipulate development at a density of 3.2 families per acre. Locations are more convenient to transportation and other facilities. Topography is less severe and more economical to develop.

High density single family areas permit development at a density of 4.6 families per acre. The high density areas proposed on the general plan are presently developed or developing at this density. The high density areas are located on more easily developable land and are oriented toward the inner area, convenient to transportation and shopping facilities. Multi-family residential areas provide for densities ranging from six to twenty units per acre. 14% (9145 people) of the projected population would be housed in multiple type dwelling units (3658 units) totaling 19% of all the dwelling units and which would be located on 2.7% of the land (485 acres).

The above-mentioned density numbers serve only as measurements in guiding the density patterns. The final density consideration in the implementation process can be set at a slightly lower or slightly higher count.

The agricultural open space areas indicate that the land should be continued to be used for agricultural purposes. Dwelling units necessary for the conduct of agriculture would be permitted as provided in the implementing ordinance. Lines on the General Plan dividing areas into various classifications are not intended to be precise but are intended to be general. If a portion of property holding is designated for residential development and a portion is designated as agricultural open space, the designated densities may possibly be spread into areas designated agricultural open space through the means of planned unit development. In this way, the entire area subject to development may be considered in context. It may be that the designated agricultural open space would be relocated as open space in conjunction with the proposed residential development. In this connection, the allotted densities may be increased where extraordinary or exceptional design (not just good design) is proposed.

Land Use

One of the factors establishing open space areas is the slope of the land. Much of this area exceeds land slopes of 25% with a considerable portion of this over 35%. Slopes of this nature make development very difficult and cause massive grading.

However, it is anticipated that one of the tools for implementation of this General Plan will be an ordinance whereby residential densities would be established according to land slopes. If the application of such an ordinance revealed that densities as presently indicated on the General Plan should be adjusted, including the areas designated for agricultural open space, then such consideration may be in order.

Seismic safety considerations may further alter the relationship of land use patterns in this area. If such be the case, especially as between residential and agricultural open space, then consideration may be given as to appropriate exchanges between these classifications in order to maintain density counts in a certain area or on a certain parcel of land.

Retail shopping is primarily located in the old San Ramon townsite area. A major shopping facility is located in the southern part of the planning area. Some outlying neighborhood shopping centers are also indicated. The land set aside for this land use is adequate to serve the needs of the anticipated population.

As part of the establishment of a balanced community, land along Crow Canyon Road has been designated for office uses. As a further and important land use ingredient in establishing the balanced community, some 800 acres have been designated for controlled manufacturing uses. This would provide for local employment and thereby decrease commuting and would increase considerably the tax base.

Schools

On the basis of the proposed residential densities, the need for future schools is established at twenty-two elementary schools, six intermediate schools and three high schools. Local recreational needs and neighborhood parks should be developed in conjunction with elementary school site development. This would provide for joint use of public facilities and convenient locations in residential areas.

Comparison with 1965 General Plan

	ACRES		DWEL. UNITS		POPULATION	
	1965	1971	1965	1971	1965	1971
Single Residential High	913	1,076	4,200	3,443	14,699	12,050
Single Residential Medium	2,165	3,309	7,361	8,559	25,763	29,956
Single Residential Low	7,426	2,538	6,534	4,028	22,769	14,098
Cluster Residential-6		317		1,606		4,015
Multi Residential Medium	137	37	3,425	780	8,769	1,950
Multi Residential Low		131		1,272		3,180
Community Center		11				
Retail Shopping	156	189				
Service Commercial	30	58				
Administrative Office	17	127				
Limited Office	40	60				
Controlled Manufacturing	2,538	837				
Agricultural Open Space	253	6,988				
Agricultural Preserve		1,355				
Residential Expansion	4,626					
Highways & Railroad	812	1,080				
	18,113	18,113	21,520	19,688	72,000	65,249

Above are comparisons between the 1965 San Ramon General Plan and proposed 1971 sketch plan prepared for general discussion.

Acre Allocation

Single Family Residential		6,923	38.2
High	(1,076)		
Medium	(3,309)		
Low	(2,538)		
Multiple Residential		485	2.7
Cluster 6	(317)		
Low	(131)		
Medium	(37)		
Commercial		258	1.4
Community Center	(11)		
Retail Shopping	(189)		
Service Commercial	(58)		
Offices		187	1.0
Limited	(60)		
Administrative	(127)		
Manufacturing		837	4.6
Open Space		8,343	46.1
Agricultural Preserve	(1,355)		
Agricultural Space	(6,988)		
Highways & Railroad		1,080	6.0
	Totals	18,113	100.0

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Legend

LAND USE

SINGLE FAMILY RESIDENTIAL
- Low Density
- Medium Density
- High Density

MULTIPLE FAMILY RESIDENTIAL
- Cluster - 6
- Low Density
- Medium Density

SERVICE AND EMPLOYMENT
- Retail Shopping
- Service Commercial
- Limited Office
- Administrative Office
- Controlled Manufacturing

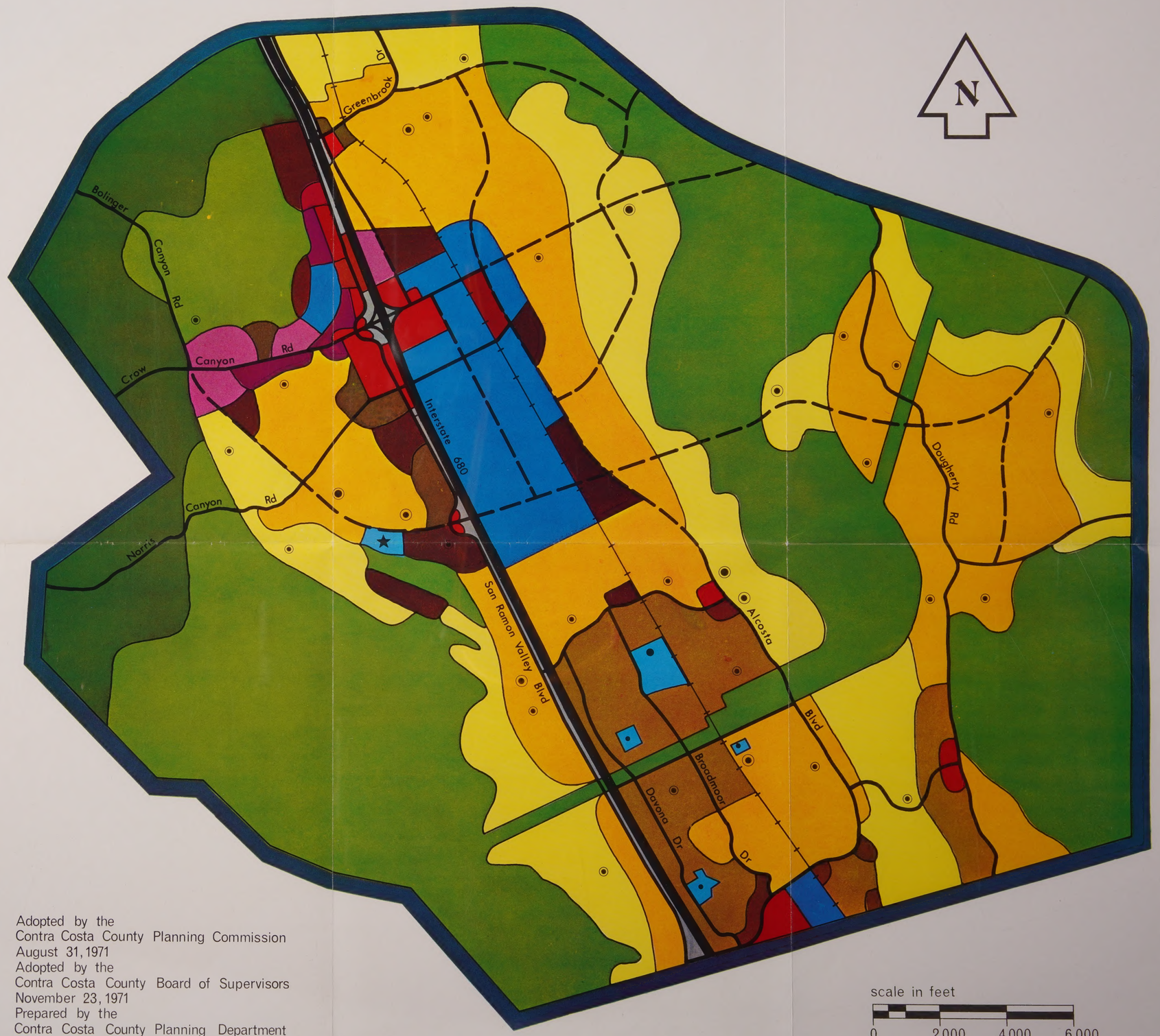
PUBLIC AND SEMI-PUBLIC

OPEN SPACE
- Agricultural Open Space
- Agricultural Preserve

CIRCULATION
- Existing Freeway
- Existing Arterial
- Proposed Arterial
- Railroad

COMMUNITY FACILITIES*
- ★ Community Center
- • Elementary School
- • Intermediate School
- • High School
- ○ Denotes Proposed School

* Note: Other facilities were under study when this plan was adopted.



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PLANNING DEPARTMENT - CONTRA COSTA COUNTY, CALIFORNIA

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